



Brambles

Shebbear, Beaworthy, EX21 5SB

KIVELLS

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£325,000 Guide Price

3 Bedroom detached property

Enclosed rear garden

Double garage/ Workshop

Off-parking

In need of moderisation

Close to the village school, shop and public house

EPC - TBC



Location

Shebbear is a thriving and well-served rural community offering a traditional pub, Primary School, 14th-century Church, village store and mobile Post Office. The Village Hall forms the social heart of the community, hosting popular annual flower shows, regular clubs, activities and charity events. Nearby is Shebbear College, an esteemed independent school providing education through to A-level.

Accommodation

Situated within the sought-after and historic North Devon village of Shebbear, this three-bedroom detached property represents a fantastic opportunity for buyers seeking a project to transform into a bespoke family home. While the structure boasts an excellent foundation and a highly desirable detached footprint, the interior is now in need of a modernisation and updating throughout.

The internal accommodation is proportioned well, featuring a spacious ground floor layout that includes a sizeable living room and a separate kitchen and dining rooms. Upstairs, the property features two well-proportioned double bedrooms and a single bedroom. The family bathroom and ensuite would benefit from cosmetic refurbishment and updated fixtures.

Externally, the property continues to impress with its substantial outdoor space, featuring mature surrounding gardens that offer plenty of room for landscaping, outdoor entertaining, or a potential extension, subject to the necessary planning consents. A standout feature of the exterior is the detached double garage, which provides the perfect footprint for a workshop or home studio.

Hallway

A spacious hallway with under stairs storage, wood effect laminate flooring and access to all principle ground floor rooms.

Kitchen

Fitted with a range of matching wall and base units with worktop over, this functional kitchen includes a integrated oven and hob. Space for a washing machine or dishwasher, oil fired boiler, wood effect vinyl flooring and window overlooking the driveway

Living room

Spacious living room with brick fireplace, windows to the front elevation, sliding patio door to the garden. Carpeted flooring

Dining room.

With ample room for dining furniture and storage, With views to the garden, carpeted flooring

Landing

With access to all principle rooms, loft access and airing cupboard. carpeted flooring and window to the garden.

Bedroom 1

The master bedroom is a generous double, with double aspect windows to the front and rear elevation. Door to;

En-suite

Featuring a three piece suite, with walk in shower, WC and hand basin

Bedroom 2

Double bedroom with carpeted flooring, window to the front elevation with far reaching countryside views

Bedroom 3

Single bedroom with wooden framed velux window and carpeted flooring

Bathroom

The bathroom is fitted with a bath, WC and handbasin, carpeted flooring and velux window.

Outside

Access via the right of the property to the lawned garden with patio set to the rear of the living room. The garage/ workshop is an excellent space and features also features a WC. To the front of the property there is ample parking for multiple vehicles.

Services

Mains water, drainage, electricity and Gas.

Tenure

Freehold

 EE Rating - To be confirmed

 Council tax band - c

 Directions

What3Words – zinc.being.chariots

 Virtual Tour

tour.giraffe360.com/???

Viewings strictly by appointment only

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